



56 Allington Way, Allington, Maidstone, Kent, ME16 0HN
Offers in the region of £400,000

No forward chain. The property is situated on one of the most sought after residential roads within Allington, which lies on the western outskirts of Maidstone. This area has excellent local amenities including a small shopping centre with a Waitrose supermarket. There is easy access to the M20 motorway providing fast travel to London and the Kent coastline. The county town itself provides a wide range of shopping, educational and social facilities together with two mainline stations.

The property comprises an older style three bedroom semi detached family house which has attractive brick, rendered and tile hung elevations under a tiled roof and offers great potential for further extension subject to the necessary consents being obtained. The property benefits from double glazing and gas fired central heating. The house has a lovely sized garden and internal inspection is thoroughly recommended by the sole selling agent. EPC rating: D. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Double glazed entrance door to ...

Entrance Porch

Quarry tiled flooring. Further part glazed door to ...

Reception Hall: 13'4 x 7'8 (4.06m x 2.34m)

Staircase to first floor. Understairs cupboard.

Lounge: 14'10 x 12'2 (4.52m x 3.71m)

Double glazed window to the front elevation. Wall mounted gas fire.

Dining Room: 12'5 x 11'8 (3.78m x 3.56m)

Two wall light points. Wall mounted gas fire. Double glazed door to garden.

Kitchen: 9'3 x 8'10 (2.82m x 2.69m)

Good range of work surfaces with cupboards, drawers and space under. Inset double drainer stainless steel sink unit with cupboard and space under. Plumbing for washing machine. Caron Cuisine oven. Range of wall cupboards. Double glazed door to garden.

FIRST FLOOR:

Access to insulated roof space.

Bedroom 1: 14'9 x 11'7 (4.50m x 3.53m)

A well proportioned principal bedroom with double glazed window to the front elevation. Built in wardrobe cupboards. Dressing table and drawers.

Bedroom 2: 12'1 x 11'9 (3.68m x 3.58m)

Double glazed window to the rear elevation. Built in wardrobe cupboards. Dressing table and drawers. Fitted book shelves.

Bedroom 3: 10'2 x 7'9 (3.10m x 2.36m)

Double glazed window to the front elevation. Built in wardrobe cupboards.

Family Bathroom

Wash hand basin in vanity unit with cupboards under. Panelled bath. Tiled walls. Airing cupboard with hot water tank. Double glazed window to the rear elevation.

Separate WC

Double glazed window to the side elevation. Low-level WC.

EXTERNALLY:

A concrete driveway leads from Allington Way to provide parking and in turn gives access to ...

Attached Garage: 18'7 x 8' (5.66m x 2.44m)

Double doors. Windows to side and rear elevation. Wall mounted Vaillant gas fired boiler serving central heating and domestic hot water. Gas and electric meters. Power and light.

GARDENS:

The gardens are a lovely feature to the property. The front garden has a low brick wall to the front

boundary and an area of lawn with borders. Side access leads to a very good sized rear garden extending in depth to approximately 145'. Immediately behind the house is a concrete terrace.

Extensive areas of lawn. There is a shingled area with a variety of ornamental trees and shrubs.

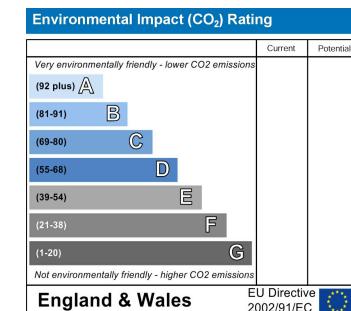
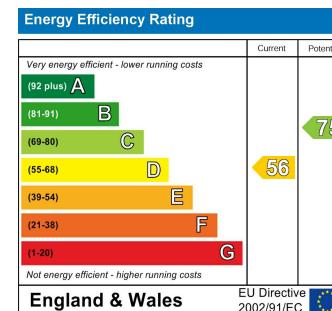
VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

DIRECTIONS

Leave Maidstone on the A20 London Road and proceed to Allington. Turn left into Allington Way and continue on where the property will be found on the right hand side.



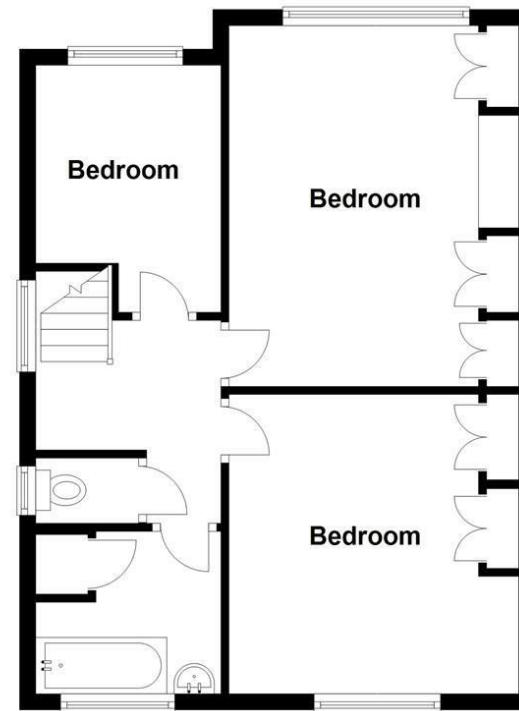
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Ground Floor



First Floor



Total area: approx. 1216.4 sq. feet

